

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JULY 26, 2012
IN CITY COUNCIL CHAMBERS – 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Chairperson Naslund called the meeting to order at 9:02 a.m. Chairperson Naslund adjourned the meeting at 3:09 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Eric Naslund - present
Vice-Chairperson Tim Golba - present
Commissioner Robert Griswold – present (9:15 am to 12:15)
Commissioner Sue Peerson - absent
Commissioner Mary Lydon - present
Commissioner Mike Smiley – present
Commissioner Stephen Haase - present

Staff

Shannon Thomas, City Attorney – present
Mary Wright, Development Services Dept. - Planning Division - present
Mike Westlake, Development Services Department – present
Don Weston, Development Services Department - present
Brenda Clark, Recorder – present

PLANNING COMMISSION MINUTES FOR JULY 26, 2012

ITEM - 1: ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:

NONE

ITEM - 2: REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:

ITEM #7 – JACK-IN-THE-BOX – UPAS STREET – PROJECT NO. 213093 CONTINUED TO AUGUST 23, 2012

ITEM - 3: REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:

ITEM #8 – VERIZON SHOGUN KOBE – PROJECT NO. 263636
ITEM #9 – AT&T MOBILITY MIRAMAR ROAD LTE – PROJECT NO. 236933

ITEM - 4: DIRECTOR'S REPORT:

Tonight we will be hosting the second public workshop on the General Plan Housing Element Update from 5:00 to 7:00 pm at the Jacobs Center at 404 Euclid Avenue in the Encanto community. We will be reviewing the scope of the Housing Element and asking for public input on housing issues and opportunities.

On Monday, August 30th, we will be holding the next Vernal Pool Habitat Conservation Plan (HCP) public workshop in Casa Room 101 Majorca in Balboa Park (which is across from Casa de Prado restaurant) from 5:30 to 7:30 p.m. We will be reviewing the status of the plan and presenting a series of technical white papers addressing the status and assessment of focal vernal pool species, an adaptive management and monitoring strategy, a property analysis record for determining costs of management and monitoring, and recommendations for conditions of coverage. These white papers will be posted to our website prior to the workshop and we invite public comment on them.

I also wanted to mention that we are presenting draft land use maps for the Uptown, North Park and Greater Golden Hill Community Plan Updates to the community for their input over the next couple of months. We will also be preparing draft zoning programs for each community and will be scheduling the updates for a Planning Commission workshop later this Fall.

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ITEM - 5: **COMMISSION COMMENT:**

NONE

ITEM – 6: ***SHAWNEE/CG7600 – PROJECT NO. 174988**

City Council District: 7

Plan Area: Navajo

Staff: Jeannette Temple

Speaker slips in favor of the project submitted by Justin Schlaefli, Allen Haynie, Al Potter, Alex Leonard, Julia Hill, Tom Perez, Maggie Roland, John Patterson, Julie Menas, Sherm Harmer, Sam Patella, Mike Dunham, Levette Hewitt, Teresa Frey, Julia Simms, Jacob Schwartz, Daniel Smith, Michael Stonehouse, Eric Armstrong, Rob Hutsel, Weston Harmer, Mark Silverman, Barbara Teets, Don Ayles, Scot Sandstrom, Matt Adams, Marc Harris, Elizabeth Buenrostro.

Speaker slips in opposition to the project submitted by Steve Juarez, Rich Thesial, Rick Hauptfeld, Jennifer Nickles, Anthony Wagner, Patricia Burkes, Susanne Millard, Susan Buckley, Larry Webb, Gary Stachwick, Terry Brollini, Jeanne Shelton, Wilson Shelton, Marilyn Reed, John Diehl, Mat Kostrinsky, Rick Fahmie, Lina Borah.

COMMISSION ACTION:

COMMISSIONER GRISWOLD MADE THE MOTION TO RECOMMEND THE CITY COUNCIL CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 174988, ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM, AND ADOPT THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS; AND RECOMMEND THE CITY COUNCIL ADOPT THE REZONING ORDINANCE NO. 974760; AND RECOMMEND THE CITY COUNCIL APPROVE AMENDMENTS TO THE GENERAL PLAN AND THE NAVAJO COMMUNITY PLAN NO. 974759; AND RECOMMEND THE CITY COUNCIL APPROVE VESTING TENTATIVE MAP NO. 632543 WITH EASEMENT VACATIONS NO. 974757 AND PUBLIC RIGHTS-OF-WAY VACATIONS NO. 974758; AND RECOMMEND THE CITY COUNCIL APPROVE PLANNED DEVELOPMENT PERMIT NO. 632544 WITH A MASTER PLAN FOR DEVELOPMENT, AND SITE DEVELOPMENT PERMIT NO. 632545. Commissioner Golba seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Naslund, Haase, Smiley, Lydon, Griswold and Golba voting yea and with Commissioner Peerson absent.

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COMMISSION ACTION:

COMMISSIONER LYDON MADE THE MOTION TO PLACE THIS ITEM ON CONSENT. Commissioner Golba seconded the motion. The motion passed by a vote of 5-0-2 with Commissioners Naslund, Haase, Smiley, Lydon and Golba voting yea and with Commissioners Peerson and Griswold absent.

ITEM – 10: ***OUTLETS AT THE BORDER – PROJECT NO. 194101**

City Council District: 8

Plan Area: San Ysidro

Staff: P. J. FitzGerald

Speaker slips in favor of the project submitted by Duncan Budinger, Allen Haynie, Michael Binkle, Rex Brown, David Flores.

Speaker slips in opposition to the project submitted by Whitney Hodges, Clarissa Falcon, Tom Fallon, Donna Jones, Mike Hansen, Dawn Wilson.

COMMISSION ACTION:

COMMISSIONER GOLBA MADE THE MOTION TO RECOMMEND TO CITY COUNCIL TO APPROVE STAFF'S RECOMMENDATION ON THIS PROJECT. Commissioner Smiley seconded the motion. The motion passed by a vote of 5-0-2 with Commissioners Naslund, Haase, Smiley, Lydon and Golba voting yea and with Commissioners Peerson and Griswold absent.

ITEM – 11: ***FAT CITY HOTEL – PROJECT NO. CCDP/CDP 2012**

City Council District: 2

Plan Area: Downtown

Staff: Brandon Nichols

Speaker slips in favor of the project submitted by Paul McNeil, Ben Haddad, Craig Anderson, Bruce Coons, Jonathan Segal, Collin Fat, James Lawson, Rick Daniels.

Speaker slips in opposition to the project submitted by Gary Smith, Pamela Epstein, David Steel.

COMMISSION ACTION:

COMMISSIONER GOLBA MADE THE MOTION TO DENY THE APPEAL AND UPHOLD THE CCDC PRESIDENT'S DECISION TO APPROVE CENTRE CITY DEVELOPMENT PERMIT AND COASTAL DEVELOPMENT PERMIT NOS. 2012-19. Commissioner Smiley seconded the motion. The motion passed by a vote of 5-0-2 with

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Commissioner Naslund, Haase, Smiley, Lydon and Golba voting yea and with Commissioners Peerson and Griswold absent.